

IN RE: PETITIONS FOR SPECIAL HEARING * AND ZONING VARIANCE - NE/cor. 52nd and Bank Streets (435 S. 52nd Street) 15th Election District 7th Councilmanic District

William H. Fink, Sr., et ux

Petitioners

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-294-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners herein request a special hearing to approve the non-conforming use of two existing dwellings on one recorded lot, and a variance to permit a side yard setback of 0 feet in lieu of the required 10 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition were the Petitioners' sons, William H. Fink, Jr. and Barry L. Fink. William and Mary Patricia Woods and Barbara Skibo appeared as Protestants.

Testimony indicated that the subject property, zoned D.R. 10.5, is 10cated at the corner of Bank Street and 52nd Street and is improved with two dwellings. The dwelling to the rear of the property is a one story brick rambler-type dwelling and the dwelling in the front of the property is a rowhome connected to other group homes. The Petitioners testified that they purchased the property in October 1986. As a result of a complaint filed in this Office, the Petitioners received a zoning violation notice regarding the attached porch on the dwelling in the rear of the property. The porch roof extends to the sidewalk and does not meet side yard setback requirements. When the Zoning Enforcement Office inspected the property, the Petitioners were advised that in addition to requesting a variance for the porch roof, they must also establish the non-conforming use of the two dwellings on the subject property or use of the one story dwelling must cease.

April 22, 1988

Hr. & Mrs. William H. Fink, Sr. 435 S. 52nd Street Baltimore, Maryland 21224

RE: Petitions for Special Hearing and Zoning Variance NE/corner 52nd and Bank Streets 15th Election District, 7th Councilmanic District Case No. 88-294-SPHA

Dear Mr. & Mrs. Fink:

Enclosed please find the decision rendered on the above-referenced case. The Petitions for Special Hearing and Zoning Variance have been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. William Woods 7823 Bank Street, Baltimore, MJ. 21224 Ms. Barbara Skibo 7825 Bank Street, Baltimore, Nd. 21224

People's Counsel

At the time of the hearing, the Petitioners submitted six affidavits as evidence that the one story dwelling to the rear of the property has existed since at least the date of the oldest affidavit signed in 1948. Said affidavits were marked Petitioner's Exhibit 3. Subsequent to the hearing, Petitioners submitted the affidavit of Rose Caballio dated February 13, 1988 which indicates that "a rambler and a rowhome as two" dwellings have existed at 435 52nd Street since the summer of 1939. The aifidavit further states that the dwellings have been occupied by owners and renters every year since the summer of 1939.

Testimony in support of the variance request indicated that when the Petitioner's purchased the property, there existed a metal aluminum awning on the one-story dwelling. Said awning was in such poor condition that Petitioners replaced it in 1987 with the open porch and gutter system as depicted in Petitioner's Exhibit 5. Said porch and drainage system does abut the sidewalk. The Petitioners testified that they need the awning to protect the windows and house from inclement weather. Mrs. Fink testified that the present porch is much safer than the original awnings which were too low and resulted in people hitting Hitheir heads on it on occasion. The Petitioners further argued that the replace-Ment porch is much more attractive. Petitioners contend that to require strict compliance with the zoning regulations would not permit them to have some type of porch or awning protection for their home.

gerous condition in inclement weather for children walking to school. The Protestants indicated that if the Petitioners would maintain a minimum of a 1-foot side yard setback, the problem could be corrected. Ms. Skibo indicated that she has resided in the area since 1954 and that since that time both dwellings have existed on the property.

CERTIFICATE OF PUBLICATION

Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

January 14,

THIS IS TO CERTIFY, that the annexed advertisement of Robert Haines in the matter of Zoning Hearings -Case #88-294-SPHA - P.O. #95524 - Req. #M10685 -31 lines @ \$40.50. The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week ANKSERRIVEN weeks before the 15th day of January 19 88; that is to say, the same was inserted in the issues of Jan. 14, 1988

> Kimbel Publication, Inc. per Publisher.

CERTIFICATE OF PUBLICATION

Buk B. D. C.

TOWSON, MD., Jan. 14, 19 18 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 14, 1988

The Petitioners seek relief from Section 104.1 pursuant to Section 500.7, and from Section 1802.3C.1 pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R).

The use described herein predates establishment of the first zoning regulations in 1945, and therefore, is clearly non-conforming inasmuch as the subject two dwellings would not be permitted as a matter of right in the D.R. 10.5 zone created by the adoption of the 1955 zoning regulations. The uncontroverted testimony indicates that the subject property has been used continuously and without interruption for two dwellings, a rowhome connected to other group homes located in the front of the property and a single-family dwelling in the rear of the property since 1939.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

It is clear from the testimony that if the variance was granted, as herein modified, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

I clear that a practical difficulty or unreasonable hardship would result if a variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance granted herein will not be detrimental to the public health, safety, , and general welfare.

ing on this Petition held, and for the reasons given above, the relief requested in the special hearing and a variance, as hereinafter modified, should be granted with restrictions as more fully described below.

Beginning on the northeast corner of 52nd Street and Banks (50 feet R/W and 24 feet paying. Being lot 7, in the subdivision of Defense Heights. Book No. 12 Folio 118. Also known as 435 S. 52nd Street in the 15th Election District.

and a variance to permit a side yard setback of 1 foot in lieu of the required 10 feet, be approved, and as such, the Petitions for Special Hearing and Zoning Variance are hereby GRANTED, subject, however, to the following restrictions: 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore

County this day of April, 1988 that the non-conforming use of two exist-

ing dwellings on one recorded lot, in accordance with Petitioner's Exhibit 1,

2) Petitioner shall take whatever steps are necessary to have the existing porch roof and gutter system corrected to be at least one foot from the side property line within forty (40) days of the date of this Order.

3) The construction of the porch, following the improvements required in Restriction No. 2 above, shall meet all Baltimore County building code and height requirements.

> L M Nostanow. ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

PETITICN FOR ZONING VALIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

AMN:bjs

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802, 3C1, to permit a side yard setback of 0 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the SE 1-6 following reasons: (indicate hardship or practical difficulty)

Note: Existing house built before zoning regulations took affec and the porch desired cannot meet current requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the soning regulations and restrictions of E-28,065 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

	I We do solemnly declare and affirm under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	legal Owner(s):
(Type or Print Name)	WILLIAM H FINK 5R (T) pe or Print Name)
Signature	William W. Tenda 3R Signature
) Address	(Type or Print Name)
City and State	Charlette I. Hunk
Attorney for Petitioner:	
(Type or Print Name)	435 S. 52nd Street, 285-2758 Address Phone No.
Signature	Baltimore, Md., 21224 City and State
Auktress	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
City and State	Mr. Villiau H. Fink
Attorney's Telephone No.:	285-2758 -435-552nd_StBaltimore_Nd. Address Phone No.
ORDERED By The Zoning Commissioner of	

. Potery flaires

Zoning Commissioner of Baltimore County

The Zorung Commissioner of Bal timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Case number: 88-294-SPHA IE/Cor 52nd Street and Bank Street (435 5: 52nd Street) 15th Election District — 7th Councilmanic District
Petitioner: William H. Fink, et ux
DATE/TIME: Friday, February 5, Variance to permit a side yard setback of 0 feet in heu of the required ment of a legitimate nonconformuse: two existing dwellings on a granted, a building permit issued within the turry (30) peal period. The Zoning C sioner will, however, enter request for a stay of the i said permit during this good cause shown. 5s must be in writing and

THE JEFFERSONIAN, Musan Lander Shoult

Bumber of Signes

20. In the date of the tall then

After due consideration of the testimony and evidence presented, it is

Pursuant to the advertisement, posting of the property, and public hear-

Property Description

ZONING DEPARTMENT OF BALTIMORE COUNTY 28-784-57 HIF

Date of Posting 1/13/57 Posted for: 1 stiones & Space Hearing Petitioner: William H. Flish Sange of 21 Location of property: NELLER 12-14 & Boxt Sh 11353, 52.1 34 Location of Signa Later god ling of Book + 20 & str. 62011

CERTIFICATE OF POSTING

The Protestants testified that their concerns were with the variance requested. They argued that due to the porch being so close to the sidewalk and γ the gutter system overhanging onto the sidewalk, it created a slippery and dan-

NOTICE OF HEARING the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltinone County will hold a public hearing on the property identified herens in Room 106 of the County Office Building, located at 111 W. Chesapeuka Avenue in Towson, Mary fand as follows: Case number: \$\$-254 \$2164 NE/Cor 52nd Street and (435 % 52nd Street) 15th Election District 7th Councilmanic District Politices: William H. Fint, et ex Date/Time: Friday, February 5, 1988 at 2:00 p.m. Variance to permit a side yard settack of 0 feet in lies of the re-

peal period. The Zoning Commis-

sioner will, however, entertain any request for a stay of the issuance

of said permit during this period for good cause shown. Such request must be in writing and received in

this office by the date of the hear-

ing set above or presented at the

I ROBERT HAIMES Zoning Commissioner of Baltimure County

Special Hearing - the establishment of a legitimate nonconforming use two existing dwellings on a re-In the event that this Petition is granted, a building permit may be ssued within the thirty (30) day ap-

NOTICE OF HEARING

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines
Zoning Commissioner

November 30, 1987

Mr. William H. Fink 435 S. 52nd Street Baltimore, Maryland 1224 Dennis F. Ras .ussen County Executive

13, Towson, Maryland 21204.

ROBERT HAINES

ltimore County

ning Commissioner of

Case number: 88-294-SPHA NE/Cor 52nd Street and Bank Street (435 S. 52nd Street) 15th Election District - 7th Councilmanic District

Dear Mr. Fink:

Please be advised that 102.68 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Raltimore County, Maryland and forward BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT R-01-615-000

OUNT \$ 102.68

FROM: William H Fink

28-294 -SPHA B → 8871*****10255:a 805&F

VALIDATION OR SIGNATURE OF CASHIER

NCTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, M ryland as follows:

Case number: 88-294-SPHA NE/Cor 52nd Street and Bank Street (435 S. 52nd Street) 15th Election District - 7th Councilmanic District Petitioner: Villiam H. Fink, et ux

DATE/TIPE: FRIDAY, FEBRUARY 5, 1983 at 2:00 p.m.

Varience to permit a side yard setback of O feet in lieu of the

Special Hearing - the establishment of a legitmate nonconforming uses two existing dwellings on a recorded lot.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MIŚCELLANEOUS CASH RECEIPT

oning Commissioner of iltimore County

DATE 10-15-87 PROM: H AME WAR H FLECK 138

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

December 16, 1987 TO Zoning Commissioner

Norman E. Gerber, AICP FROM Director of Planning and Zoning

Zoning Petition Nos. 88-285-A, 88-286-A, SUBJECT 88-290-A, 88-292-A, 88-293-A, 88-294-SPHA

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this __ day of __November ___, 19 87

Petitioner William Fink, et ux Attorney

//ZONING COMMISSIONER Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Zoning Commissioner County Office Building Towson, Maryland 21204

November 10, 1987

Dennie F. Rusmussen

Dear Zoning Commissioners

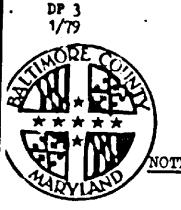
The Bureau of Traffic Engineering has no comments for items number (138, 140, 141, 142, 145, 146, 147, and 148.

Very truly yours,

MSF:sb

FIETY- SECOND (50' R/W 4' 24' PAVING) VICINITY MAP TEXISTING. DWELLINGS Nº 425 EXISTING PROPOSED " (5'x 30') 24.5 × 20' GPEN PORCH DWE .. __ 15'WIDE -4:LEY

FLAT FOR ZONNO VARIANCE & SPECIAL HEARING OWNER: WILLIAM & CHAILLITE TICK ELECT DIST. 15 , ZONED DIR. 10.5 DEFENSE HEIGHTS, LOT 7 BOOK #12 FOLIO 118 EXISTING UTILITIES IN THE CITY SCALE: 1'= 20'



Permit

A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING VORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

OFFICE O	E COUNTY MARYLAND F THE BUILDING ENGINEER
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THIS PERMIT MUST BE POSTED

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SEE OTHER SIDE FOR INSPECTIONS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE SLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Dureau of

Bureau of

industrial

Department of

Fire Prevention

Health Department

Building Department

Zoning Administiation

Soard of Education

Project Planning

State Roads Commission

Mr. William H. Fink, Sr. 435 South 52nd Street Baltimore, Maryland 21224

RE: Item No. 138 - Case No. 88-294-SPHA Petitioner: William Fink, et ux Petitions for Zoning Variance and Special Hearing

Dear Mr. Fink:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Toning Bultimore County Office Building Towson, MD 21204



Re: Property Owner: William H. Fink, Gr., et us:

Location: NE corner 52nd Street and Bank Street Zoning Agenda: Meeting of 10/27/87

October 27, 1987

Itum No.: 138

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ENCHES the maximum allowed by the fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

/jl

	AFFID	AVIT		
The undersi Commissioner of	gned hereby affirms under Baltimore County, as follo	the penalties o	f perjury to the Zonin	ng
Interest and All	formation herein given is iant is competent to test: uled in the future with re	llv thereta in t	onal knowledge of the event that a publi	ie .c
		APFIANT (Hands	Seward Sv. written Signature)	
		AFFIANT (Print	Seward, Sr.	•
Based upon yo	our personal knowledge, pl	ease answer the	following questions by	У
indicating yes or	no in the space provided	l :		
1. Can you verif	y by this affidavit, and/	or testify in Co	urt if necessary, that	h .
	at 435 S. 52 ng			•
has been occupi		· · · · · · · · · · · · · · · · · · ·	ment dwelling since	•
	. 1948 2			
(month)	1948 ?	(answer)		
2. Can you also	verify and testify, if	necessary, that	said apanimus n have	
been occupied	A SEC. LANGE AND PAGE			
<u>1948</u> ?	Owners (answer)		(month)	
3. Will you reali	ize any gain from the sale	e of this Propert	y? (answer)	
STATE OF MARYLAND,	COUNTY OF BALTIMORE, to	wit:		
before me, a No aforesaid, persona the Affiant herein	, personally known or wa	of Maryland, in V. Seward, St.	and for the County	•
arrabilly and made	oath in due form of the be	hait tilbe hetildhet	and licks heret p bove edge and belief.	
AS WITNESS my	hand and Notarial Sai	HIB.	5	
At Charge		Jan thyllis	Brown	
11		My Commission E	pires: July 1, 1990	

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 435 5. 52nd St. Rear

has been occupied as a <u>One</u> apartment dwelling since (two, three, etc.) $\frac{No V. 11}{\text{(month)}}, \frac{1954}{\text{(year)}}, \frac{Ve.S}{\text{(answer)}}$

2. Can you also verify and testify, if necessary, that said distributions have been occupied by there's every year since Nov // (month) 1954? 135 owners (year)

3. Will you realize any gain from the sale of this Property?

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January, 1988, before me, a Notary Public of the State of Maryland, is and for the County aforesaid, personally appeared Sertrude P. Sibson the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

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The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 435 S. 53.00.ST. REAR has been occupied as a ONE ______ dwelling since (two, three, etc.)

2. Can you also verify and testify, if necessary, that said appropriate have been occupied by control every year since (month)

3. Will you realize any gain from the sale of this Property?

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this day of land of land for the State of Maryland, in and for the County aforesaid, personally appeared Elizabeth Arelev the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court If necessary, that the home located at 435 1 53-DST, REAR

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since

3. Will you realize any gain from the sale of this Property?

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this the day of the State of Maryland, in and for the County aforesaid, personally appeared Shirley Larden the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief. AS WITNESS my hand and Notarial Seal.

A PROPERTY OF STREET OF STREET OF STREET OF STREET

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by

indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court 1? necessary, that the home located at 435 5, 52nd Street Rear (white Reacher)

2. Can you also verify and testify, if necessary, that said appears have been occupied by Euges every year since NOV - 1954

3. Will you realize any gain from the sale of this Property? No (answer)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January 1988, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Samuel T. Gibsel the Affiant herein, personally known or satisfactorily identified to me as such the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 4355.52nd St. Rear

has been occupied as a one aportment dwelling since (two, three, etc.) (month) (year) (answer)

2. Can you also verify and testify, if necessary, that said apartments have been occupied by remers every year since (month) (year) (answer)

3. Will you realize any gain from the sale of this Property? No

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January 1988, before me, a Notary Public of the State of Maryland, if and for the County aforesaid, personally appeared Louis H. Salgado the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thegeto.

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the 2 homes located at 435 Fifty Second Street, Baltimore, Maryland 21224

has been occupied as a rambler and a row home as two dwellings since (two, three, etc.) Jelinia L. 1937 7 (year) (answer)

2. Can you also verify and testify, if necessary, that said 2 dwellingshave

been occupied by renters every year since (month) $\frac{1/39}{\text{(year)}} = \frac{1/3}{\text{(answer)}}$

3. Will you realize any gain from the sale of this Property? at O (answer) 4. Relationship Sittes and Sec-

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREPY CERTIFY, this 137 day of the little of the before me, a Rotary Public of the State of Envyland, is and for the County aforesaid, personally appeared the Affiam herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief. AS WITNESS my hand and Notarial Seal.

My Commission Expires: 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO Zoning Commissioner Norman E. Gerber, AICP FROM Director of Planning and Zoning

Zoning Petition Nos. 88-285-A, 88-286-A, SUBJECT 88-290-A, 88-292-A, 88-293-A, 88-294-SPHA

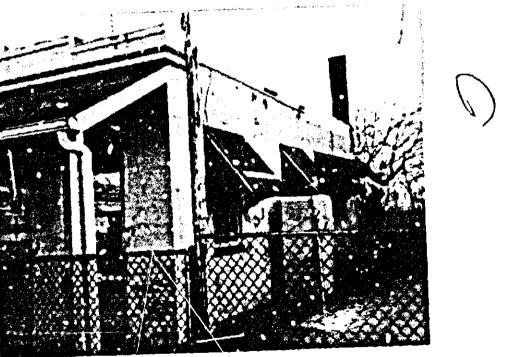
> There are no comprehensive planning factors requiring comment on this petition.

December 16, 1987

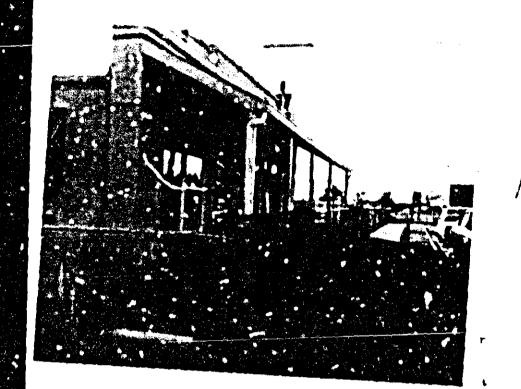
NEG:JGH:dme

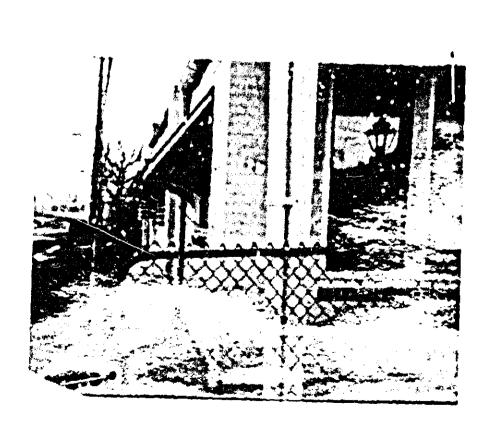
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel













BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

то	James Dyer Zoning Supervisor	Date 10-21-87	***
FROM.	James Thompson Zoning Enforcement Coordinator		
	Item No.: 138 (if kno	wn) (if known)	
VIOLAT	TION CASE * 88-508	FitADDRESS 435/52ND St. 31224	
DEFENE	DANT William HA Churlotte	Fitadoress 435/5220 St.	-
		7224	
		mentioned petition is the subject of an n is scheduled for a public hearing,	
NAME	Pat woods	7823 Bank St	
	Phone # 288-2190	7823 BANK St Gally, Mit 2122	4

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-00

